

## **Chapter 18.08**

### **OS OPEN SPACE DISTRICT**

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#### **18.08.010 Purpose of district.**

The OS open space district is intended to preserve and enhance the use of open space lands as a limited and valuable resource. It is further intended:

- A. To permit limited but reasonable use of open space lands while protecting the public health, safety and welfare from the dangers of seismic hazards and unstable soils;
- B. To insure the continued availability of land in agricultural production;
- C. To preserve the topography of the city, that shapes it and gives it identity; and
- D. To implement the city's open space element of the General Plan. (Ord. 559 N.S. § A (part), 1981)

#### **18.08.020 Permitted uses.**

The following uses shall be permitted in the OS district:

- A. Agriculture;
- B. Public parks;
- C. Wildlife refuges;
- D. Single-family dwellings on a slope less than twenty percent, and on lots of five acres or larger, or so clustered that a similar density is provided. The construction of such dwellings shall be subject to site plan and architectural approval for conformance with the performance standards set forth in this chapter;

E. Secondary dwelling units, as defined in Section 18.04.164 and Chapter 18.55 of this title. (Ord. 1135 N.S. § 8, 1993; Ord. 559 N.S. § A (part), 1981)

**18.08.030      Accessory uses.**

The following are the accessory uses permitted in an OS district, where no conditional use permit has been granted:

A. Dwellings of persons regularly employed on the premises for farming or domestic duties, where the principal use is agriculture, but not including labor camps and labor dwellings, accommodations, or areas for transient labor;

B. Private garages and other structures for the storage of equipment, parking areas and private stables;

C. Signs, complying with the regulations set forth in Chapter 18.76 of this title;

D. Other accessory uses and buildings customarily appurtenant to a permitted use.  
(Ord. 559 N.S. § A (part), 1981)

**18.08.040      Conditional uses.**

The following are conditional uses in an OS district:

A. Outdoor commercial recreational uses, including golf courses, driving ranges and other similar commercial recreational facilities, but not including drive-in movie theaters, or any facility where the principal use is enclosed in a building;

B. Kennels, aviaries and other wholesale animal-raising uses;

C. Commercial and private, noncommercial recreational stables and riding academies;

D. Cemeteries, crematories, mausoleums and columbariums;

E. Quarters, accommodations or areas for transient labor, such as labor cabins or camps, where incidental to a permitted agricultural use;

F. Hunting preserves;

G. Public structures and uses;

H. Nurseries at which sales are limited to horticultural matter grown on the premises;

I. Churches and quasi-public uses of a similar nature to those listed above. (Ord. 1215 N.S. § 14, 1995; Ord. 1135 N.S. § 9, 1993; Ord. 908 N.S. § 3, 1989; Ord. 559 N.S. § A (part), 1981)

**18.08.050      Site development standards.**

The following site development standards shall apply in the OS district:

A. Minimum lot area, five acres;

- B. Minimum lot width, one hundred feet;
- C. Maximum building coverage, five percent;
- D. Minimum setbacks:
  - 1. Front, fifty feet,
  - 2. Rear, fifty feet,
  - 3. Side, fifty feet;
- E. Maximum height, two stories, or twenty-five feet;
- F. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater;
- G. Cul-de-sac lot width, minimum of forty feet as measured along the front property line. (Ord. 899 N.S. §§ 6 (part), 22 (part), 1989; Ord. 559 N.S. § A (part), 1981)

#### **18.08.060 Performance standards.**

The following standards shall apply in the OS district:

- A. The impervious coverage shall not exceed ten percent of the area of each lot, except where increased or otherwise amended pursuant to a conditional use permit. "Impervious coverage" means the areas of the lot covered by buildings, structures, paving and other nonpermeable surfacing.
- B. Natural vegetation shall be retained and protected to the maximum extent feasible.
- C. Permanent vegetation and improvements capable of carrying storm water runoff in a safe manner shall be installed to the extent possible before the vegetative cover is removed from the area.
- D. Sediment basins, including debris basins, desilting basins and silt traps, shall be installed and maintained to reserve sediment from runoff waters of land undergoing development.
- E. Construction of dwellings for which conditional use permits are required shall only be permitted if the proposed dwelling units shall be served by public sewers, public water, city fire and police services, and acceptable access facilities. An exception to the public sewer requirement shall be allowed for secondary dwellings where a private septic tank disposal system has been approved for the primary dwelling on the same parcel of land.
- F. No building shall be constructed within eighty feet of a ridgeline, nor within fifty feet of a perennial or intermittent stream. All proposed structures shall be constructed outside of the one-hundred-year floodplain unless such development is consistent with the limitations contained in Chapter 18.42 of this title. (Ord. 1415 N.S., § 5, 1998; Ord. 1111 N.S. § 5 (part), 1992; Ord. 908 N.S. § 8, 1989; Ord. 899 N.S. § 3 (part), 1989; Ord. 559 N.S. § A (part), 1981)